

**REPORT/RECOMMENDATION TO THE BOARD OF DIRECTORS
COUNTY OF SAN BERNARDINO REDEVELOPMENT AGENCY, CALIFORNIA
AND RECORD OF ACTION**

May 13, 2003

79

FROM: JOHN E. NOWAK, Redevelopment Administrator

**SUBJECT: REQUEST FOR QUALIFICATIONS FOR AFFORDABLE HOUSING
DEVELOPMENT FOR THE SECOND AND FOURTH SUPERVISORIAL
DISTRICTS**

RECOMMENDATION:

Approve the issuance of the Redevelopment Agency Request for Qualifications (RFQ) for Proposed Affordable Housing Development in the Second and Fourth Supervisorial Districts.

BACKGROUND INFORMATION:

The San Sevaire Redevelopment Project Area was approved in 1995. State law requires 20% of the total tax increment generated in the Area be set aside for the purpose of increasing, improving, and preserving the supply of affordable housing. Since the Area was created, one affordable housing project, a 67-unit senior apartment complex, has been funded with the tax increment housing set-aside funds generated in the Area.

Approximately \$400,000 of tax increment accrues to the San Sevaire Housing fund each year. State law prohibits the Agency from accumulating more than the greater of 4 years of housing increment or \$1 million. The RDA seeks to find projects to expend the funds in a timely manner.

The Mission Boulevard Joint Redevelopment Project Area is proposed for adoption in June 2003, County housing set-aside funds will accrue to that project area, subject to the same accumulation restrictions. Plans for use of the housing funds will need to be developed in the near future. Both project areas have a provision allowing the housing funds to be expended in unincorporated County areas, outside of the project areas.

The proposed Request for Qualifications (RFQ) is the first step to identifying projects with affordable housing that would be eligible to receive the tax increment Housing funds. The RFQ will solicit information from private and non-profit firms interested in working with the Agency to develop affordable housing in the Second and Fourth Districts. The information received will allow the County to identify developers that; (1) have experience in developing affordable housing under redevelopment regulations; (2) have completed quality projects in the recent past, with an emphasis on projects in San Bernardino County; and, (3) have the financial capacity to undertake quality projects. Submissions will be evaluated by representatives from the Economic and Community Development Department (ECD), the County Administrative Office (CAO), and the Redevelopment Agency. The qualification list will be used for Agency housing projects over the next few years.

Record of Action of the Board of Supervisors

**REQUEST FOR QUALIFICATIONS FOR AFFORDABLE HOUSING DEVELOPMENT FOR THE
SECOND AND FOURTH SUPERVISORIAL DISTRICTS**

May 13, 2003

Page 2 of 2

79

Developers best meeting these criteria will be invited to submit detailed proposals in response to a specific request to be prepared separately. From those detailed proposals, the Board will be asked to enter into a Disposition and Development Agreement (DDA) with a single developer to provide affordable housing in compliance with redevelopment law.

REVIEW BY OTHERS: This report has been reviewed by Deputy County Counsel (Michelle D. Blakemore) on May 5, 2003; and by the County Administrative Office (Patricia M. Cole, Administrative Analyst III) on May 4, 2003.

FINANCIAL IMPACT: There is no impact related to the issuance of this RFQ. When specific development proposals are issued and reviewed, a DDA with a specific developer will be presented for Board approval. The DDA will obligate the Agency to expend a negotiated amount of tax increment Housing Set-Aside funds towards the approved project.

SUPERVISORIAL DISTRICT(S): 2nd and 4th

PRESENTER: John E. Nowak, Redevelopment Administrator, (909) 381-7983

79